

MEMORANDUM

May 18, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL S-23
WASHINGTON PARK URBAN RENEWAL AREA R-24

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SUMMARY: This memo requests that the Authority designate Mr. Francis D. McLean as redeveloper of Disposition Parcel S-23.

Disposition Parcel S-23 is a small fringe parcel containing approximately 1,545 square feet which abuts the property located at 87 Waumbeck Street.

Mr. Francis D. McLean, the owner of property at 87 Waumbeck Street, has expressed an interest in purchasing an abutting 15 foot wide strip of land to provide for private off-street parking. Mr. McLean, a member of the Boston Police Department, has lived at his present address for the past twenty years and has considerably improved the property which he purchased a few years ago. Since his property adjoins Disposition Parcel A-2 which is being developed for moderate income housing, it is deemed advisable to provide for this much-needed off-street parking space and allow for proper landscaping which Mr. McLean has indicated he would complete in accordance with Authority specifications.

Mr. McLean has submitted the required documentation and is financially able to purchase the fringe parcel designated S-23. In a separate memorandum the Authority has been asked to approve a minimum disposition price of \$75 for this particular parcel.

It is therefore recommended that the Authority adopt the attached resolution designating Mr. Francis D. McLean as redeveloper of Disposition Parcel S-23.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL S-23
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal project with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Mr. Francis D. McLean of 87 Waumbeck Street has expressed a desire to purchase said Disposition Parcel S-23 for the purpose of providing private off-street parking;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Francis D. McLean be and hereby is designated as redeveloper of Disposition Parcel S-23 subject to:

- (a) Concurrence in the proposed disposal transaction by Department of Housing and Urban Development.
- (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Mr. Francis D. McLean possesses the qualifications and financial resources to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. That the Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcel S-23 between the Authority as Seller and Mr. Francis D. McLean as Buyer in consideration of a purchase price of Seventy-Five (\$75.00) Dollars (subject to HUD concurrence) and the Buyer's Agreement to commence the development of the parcel for parking purposes within ninety (90) days of the date of conveyance and completion within one hundred eighty (180) days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority;

That the Development Administrator is further authorized to execute and deliver a deed conveying said Property pursuant to such Disposition Agreement after such time as evidence of financing has been received; and that the execution by the Development Administrator of such agreement and deed to which a Certificate of this vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

